067.A	0003	0016.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	698,600	/	698,600
USE VALUE:	698,600	/	698,600
ASSESSED:	698,600	/	698,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		IVY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FAIOLA HUBERT
Owner 2:	FAIOLA JOANNE NOONAN
Owner 3:	
Street 1:	15 IVY CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,126 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 1816 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7126.000	252,500	2,500	443,600	698,600
Total Card	0.164	252,500	2,500	443,600	698,600
Total Parcel	0.164	252,500	2,500	443,600	698,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.69 | /Parcel: 384.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 128775

GIS Ref

GIS Ref

Insp Date 10/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 067.A-0003-0016.0

!5807!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	252,500	2500	7,126.	443,600	698,600	698,600	Year End Roll	12/18/2019
2019	101	FV	208,700	2600	7,126.	412,000	623,300	623,300	Year End Roll	1/3/2019
2018	101	FV	208,700	2600	7,126.	412,000	623,300	623,300	Year End Roll	12/20/2017
2017	101	FV	208,700	2600	7,126.	361,300	572,600	572,600	Year End Roll	1/3/2017
2016	101	FV	208,700	2600	7,126.	329,600	540,900	540,900	Year End	1/4/2016
2015	101	FV	195,700	2700	7,126.	291,500	489,900	489,900	Year End Roll	12/11/2014
2014	101	FV	195,700	2700	7,126.	275,700	474,100	474,100	Year End Roll	12/16/2013
2013	101	FV	195,700	2700	7,126.	262,400	460,800	460,800		12/13/2012

PRINT

Date	Time
12/10/20	20:38:46

LAST REV

Date	Time
02/12/19	12:30:08
ekelly	
5807	

USER DEFINED

Prior Id # 1:	128775
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13325-119		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/13/2013	1215	Manual	1,730	C				
3/29/1999	145	Manual	3,205					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS&NOTICE	BS	Barbara S
1/10/2014	Info Fm Prmt	EMK	Ellen K
3/31/2009	Meas/Inspect	163	PATRIOT
12/3/1999	Inspected	263	PATRIOT
11/10/1999	Mailer Sent		
11/8/1999	Measured	163	PATRIOT
7/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7126		Sq. Ft.	Site		0	70.	0.89	12									443,646						443,600	

Total AC/HA:	0.16359	Total SF/SM:	7126	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	443,646	Spl Credit		Total:	443,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.22819376
Const Adj.:	0.99989998
Adj $ / SQ:	128.947
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	365946
Depreciation:	113443
Depreciated Total:	252503

COMMENTS

GAR CONVERTED TO FFL LOOKS LIKE GAR FROM FRONT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

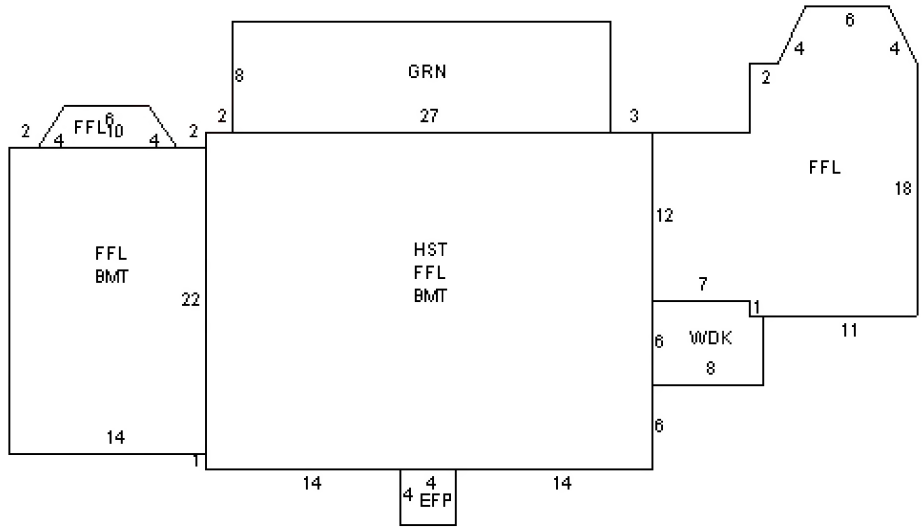
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.95
Special Features:	0	Val/Su Net:	79.63
Final Total:	252500	Val/Su SzAd	139.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,432	128.950	184,653
BMT	Basement	1,076	38.680	41,624
HST	Half Story	384	128.950	49,516
GRN	Greenhouse	216	17.310	3,740
WDK	Deck	47	16.000	752
EFP	Enclos Porch	16	72.590	1,161
	Net Sketched Area:	3,171	Total:	281,446
Size Ad	1816	Gross Are	3555	FinArea 1816

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.A-0003-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
14	Open Porch	D	Y	1	12X8	A	AV	1990	33.69	T	23.2	101			2,500			2,500

More:	N	Total Yard Items:	2,500	Total Special Featues:		Total:	2,500